



DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 28 March 2018, Weipa Town Authority decided to approve the application in full, subject to conditions. Details of the decision are as follows:

1. APPLICATION DETAILS

Application Number:	P17-011
Properly Made Date:	24 November 2017
Decision Date:	28 March 2018
Planning Scheme:	Advisory Development Plan for Weipa Local Government Area 1996

2. APPLICANT DETAILS

Name:	PJ Graham
Postal Address:	PO Box 580 WEIPA QLD 4874
Email Address:	stretchgee@gmail.com

3. PROPERTY DETAILS

Street Address:	2 and 4 Tonkin Road, ROCKY POINT
Real Property Description:	Lot 400 on MPH36451, Lot 1 on SP173025 and Lot 518 on MP41218
Local Government Area:	Weipa Town Authority

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for *Accommodation Building* (Extension to Existing *Accommodation Building* and Ancillary Car Parking)

5. CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, unless otherwise stated, the approval takes effect in accordance with section 85 (1)(a)(ii) of the

Planning Act 2016. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

6. ASSESSMENT MANAGER CONDITIONS

1. General

- 1.1 The use of the subject land must be commenced within a period of six (6) years from the date the approval takes effect in accordance with section 71 of the Planning Act 2016. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The conditions of the development permit must be effected prior to the commencement of the use, at no cost to Weipa Town Authority, except where specified otherwise in these conditions of approval.

2. Approved Plans and Documents

- 2.1 The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing title	Date	Reference	Revision	Drawn by
Site Plan – Proposed Building Locations	05-10-2017	DRG. No. 4046397_Anchorage_001	1	Goodline
Floor Plan	N/D	160807C-A51	4	ATCO Structures and Logistics
Elevations	N/D	160807C-A52	4	ATCO Structures and Logistics

- 2.2 Where there is any conflict between the conditions of development approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3. Access and Car Parking

- 3.1 Car parking must be provided generally as shown on the approved 'Site Plan – Proposed Building Locations' (refer to Condition 2.1).
- 3.2 The car parking spaces and the access to the spaces must be imperviously sealed and drained.
- 3.3 All car parking must not be less than 5.5 metres long x 2.7 metres wide.
- 3.4 Aisle width adjacent to car parking spaces must be sufficient to allow ingress and egress of the space. Aisle width of six (6) metres is generally required adjacent to car parking spaces.
- 3.5 Provision must be made for ingress and egress of vehicles to and from the site in a forward gear.

- 3.6 The access / crossover from Tonkin Road to the site (Lot 518 on MP41218) must be imperviously sealed and drained.

4. Engineering

- 4.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the use, and certified by a Registered Professional Engineer of Queensland (RPEQ).
- 4.2 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developer's expense.

The developer must forward to Weipa Town Authority within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority

5. Lighting

- 5.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as to not cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obstructive effects of outdoor lighting"*.

6. Environmental Health

- 6.1 Noise emitted from the approved use must not cause an environmental nuisance.
- 6.2 Operations on the development site must have no significant impact on the amenity of the adjoining premises or the surrounding area due to the emission of light, noise, odour or dust.
- 6.3 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

7. Landscaping

- 7.1 Landscaping must be completed/maintained in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location of existing and proposed planting; proposed species of vegetation; and location of watering system.
- 7.2 The landscape plan is to be submitted for the approval of Weipa Town Office. The landscape plan is to be prepared by a person skilled and experienced in landscape design. The landscape works must be completed/maintained in accordance with the plan prior to occupation of any part of the premises.
- 7.3 All landscaped areas must be irrigated. Details of the irrigation system must be shown on the landscape plan required by Condition 7.1 above.

- 7.4 Landscaped areas adjoining access driveways and car parking spaces must be protected by a 150 mm high vertical kerb or similar barrier.

8. Stormwater Drainage

- 8.1 Stormwater drainage from paved and roofed areas must be discharged within the site or as otherwise required or agreed to in writing by Weipa Town Authority.
- 8.2 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

9. Soil Erosion, Minimisation, Sediment Control and Dust Control

- 9.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.
- 9.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material that may cause a nuisance to adjoining properties.

10. Definitions

- 10.1 In these conditions:
- a. A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
 - b. Terms used have the meaning contained in the Weipa Advisory Development Plan, the *Planning Act 2016* or the relevant legislation referred to in these conditions, as the case may be.

7. APPROVED PLANS

Drawing title	Date	Reference	Revision	Drawn by
Site Plan – Proposed Building Locations	05-10-2017	DRG. No. 4046397_Anchorage_001	1	Goodline
Floor Plan	N/D	160807C-A51	4	ATCO Structures and Logistics
Elevations	N/D	160807C-A52	4	ATCO Structures and Logistics

8. STATEMENT OF REASONS

8.1 Description of Development –

The development application for a Development Permit for Material Change of Use for *Accommodation Building* (Extension to Existing *Accommodation Building* and Ancillary Car Parking) approved as per Decision Notice P17-011.

8.2 Assessment Benchmarks –

The following are the benchmarks applying for this development:

Benchmark applying for the development	Benchmark reference
<ul style="list-style-type: none">• Section 2.1 (Principal Aim of the ADP)• Section 2.2 (Supplementary Aims of the ADP)• Section 4.5 (Community and Special Use)• Section 4.6 (Open Space)	<i>Advisory Development Plan for Weipa Local Government Area 1996</i>
State Interest Policies and Assessment Benchmarks for (Part E): <ul style="list-style-type: none">• Agriculture;• Coastal Environment• Natural Hazards, Risk and Resilience• Strategic Airports and Aviation Facilities	<i>State Planning Policy July 2017</i>

8.3 Relevant Matters –

The relevant matters relevant to the proposed changes and assessment benchmarks are as follows:

- (a) The proposal was, for the exception of the ancillary car parking, over a site already well-established for the same use;
- (b) The additional proposed accommodation dongas were sited behind existing buildings and structures over the site, screening them from view of the public realm;
- (c) The ancillary car parking area, albeit proposed over an area generally reserved for open space, would only result in the clearing of non-State significance vegetation, would be screened from view from the public realm, and would rationalise car parking associated with the use such that car parking in the road reserve is not warranted.

8.4 Matters Raised in Submission

No submissions received during notification period.

8.5 Reason for Decision

The development application is approved and the reasons for the decision are based on findings on material questions of fact:

- (a) The development is generally able to comply with Section 2.2 (Supplementary Aims of the ADP), Section 4.5 (Community and Special Use) and Section 4.6 (Open Space) and where it could not, is able to comply with the Principal Aim of the ADP, specifically –
 - (i) The development is relatively minor in the context of the existing, long-established *Accommodation Building*;
 - (ii) The siting of the accommodation dongas and ancillary car parking toward the rear of the site, behind existing building and structures, screens them from the public realm and reduces their perceivable scale;
 - (iii) The ancillary car parking will assist in rationalising car parking associated with the use and reduce the number of vehicles parked in the road reserve;
 - (iv) The proposal will not compromise the environmental values of the area and will improve Weipa's short-term accommodating service offering.
- (b) The development does not compromise the relevant State interests and is able to comply with the relevant State interest policies and assessment benchmarks; and
- (c) On balance, the application should be approved because the circumstances favour Weipa Town Authority exercising its discretion to approve the application even though the development does not comply with one aspect of the assessment benchmarks.

9 REFERRAL AGENCIES

There were no referral agencies as part of this application.

10 FURTHER DEVELOPMENT PERMITS REQUIRED

The following further Development Permits are required:

- Building Work; and
- Plumbing and Drainage Work.

11 OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Weipa Town Authority on ☎ 4030 9400.

12 DELEGATED PERSON

Name: Judey Browne

Signature:



Date: 28 March 2018

Enc: Approved Plans
Appeal Rights

Appeal Rights

The following is an extract from the *Planning Act 2016* (Chapter 6 – Part 1)

Chapter 6 Dispute resolution

Part 1 Appeal rights

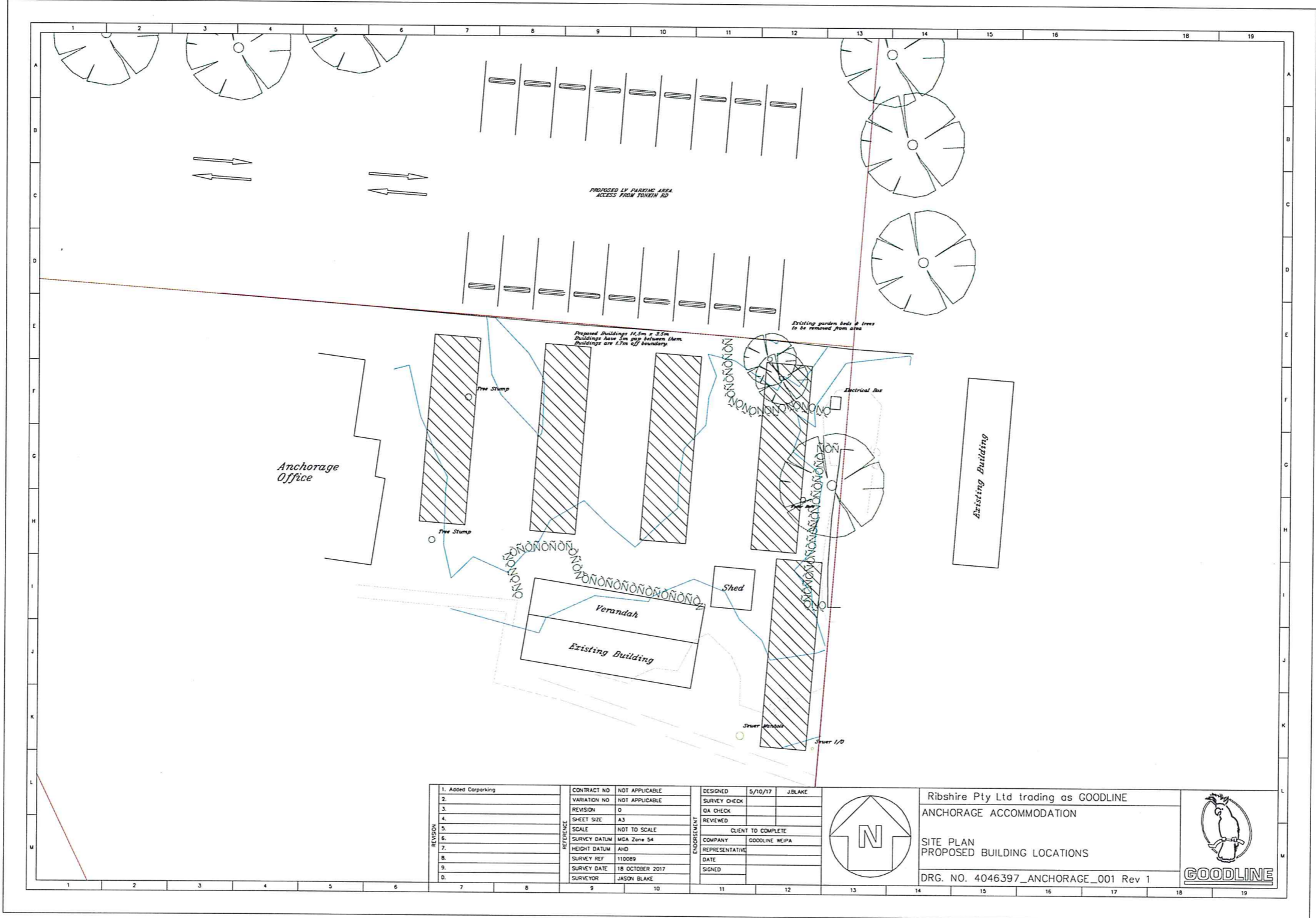
228 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—
See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

229 Notice of appeal

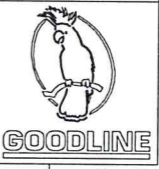
- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (ca) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (d) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (ca); and
 - (e) for an appeal to the P&E Court—the chief executive; and
 - (f) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The service period is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person



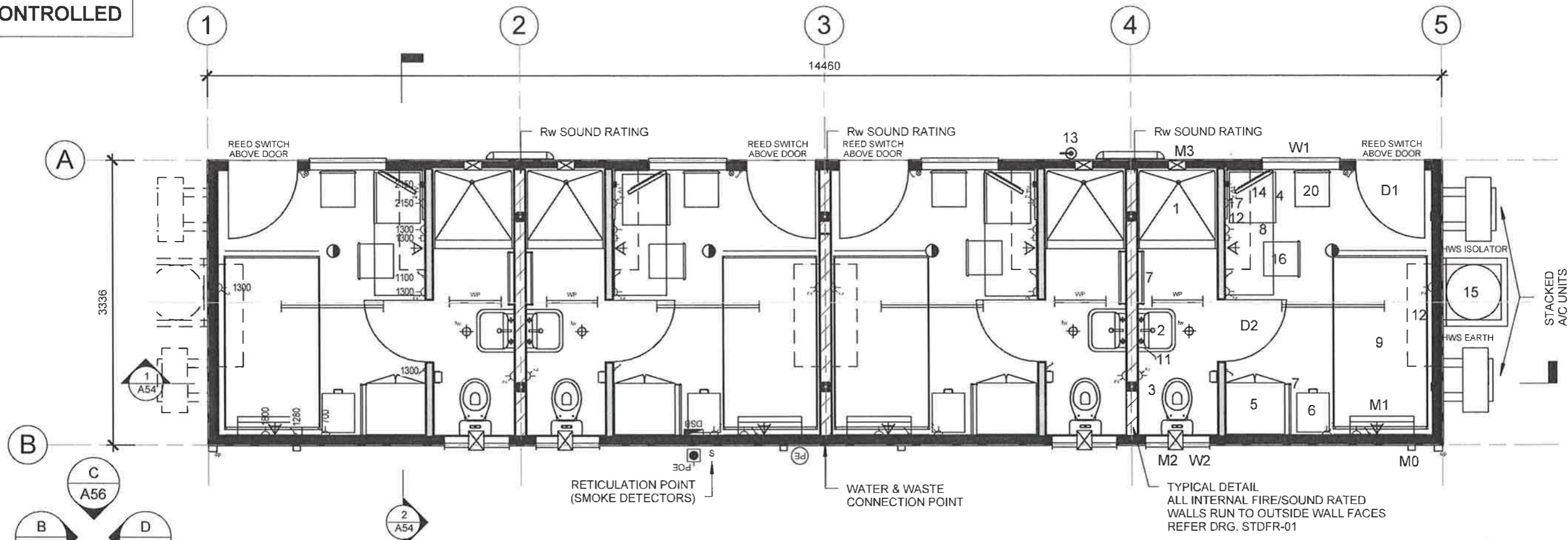
1. Added Carparking	CONTRACT NO	NOT APPLICABLE	DESIGNED	5/10/17	J.BLAKE
2.	VARIATION NO	NOT APPLICABLE	SURVEY CHECK		
3.	REVISION	0	QA CHECK		
4.	SHEET SIZE	A3	REVIEWED		
5.	SCALE	NOT TO SCALE	CLIENT TO COMPLETE		
6.	SURVEY DATUM	MGA Zone 54	COMPANY	GOODLINE WEIPA	
7.	HEIGHT DATUM	AHD	REPRESENTATIVE		
8.	SURVEY REF	110089	DATE		
9.	SURVEY DATE	18 OCTOBER 2017	SIGNED		
10.	SURVEYOR	JASON BLAKE			



Ribshire Pty Ltd trading as GOODLINE
 ANCHORAGE ACCOMMODATION
 SITE PLAN
 PROPOSED BUILDING LOCATIONS
 DRG. NO. 4046397_ANCHORAGE_001 Rev 1



UNCONTROLLED



1 FLOOR PLAN
1 : 50

INDICATIVE ONLY

- D1 4 2035 x 807 External Door - Standard : Solid Core 'Rehau' Rw 37. Lockset / Deadlock Combo Required. "No Smoking" Sign to back of door.
- D2 4 2040 x 720 Internal Door - Standard : Hollow Core
- W1 4 1200 x 908 Sliding Glass Window 'Rehau' Double Glazed Grey Glass
- W2 4 350 x 750 Sliding Glass Window - 'Rehau' Double Glazed Safety Glass
- M1 4 2.45kW R/C Split System Air Conditioner - Inverter w/ "Thermo Controls" Temperature Controller
- M2 4 Wall Mounted Exhaust Fan - Sensor operated
- M3 4 Gravity Louvre Wall Vent (MV200), Weatherproof Grill & Spigot - 200 x 200
- 1 4 945 x 945 Fibreglass shower cubicle c/w Curtain. Shower Rose with adjustable arm.
- 2 4 Vitreous China Hand Basin w/ cup holder and overflow & plug on chain
- 3 4 WC Suite c/w toilet roll holder and brush
- 4 4 130ltr Bar Fridge. Westinghouse
- 5 4 1800h x 800w x 600d Robe c/w Shelves, Anti-theft Hangers and Mirror on Outside of door
- 6 4 Bedside Cabinet c/w 3 Drawers
- 7 8 Towel Rail c/w 3 Coat Hooks Above
- 8 4 Desk c/w Space For Bar Fridge
- 9 4 King single bed c/w innerspring mattress & 2 pillows
- 11 4 Mirrored Shaving Cabinet
- 12 8 Open Shelving Over Desk & Bed (1200x350x300)
- 13 1 9kg Fire Extinguisher AB(E)
- 14 4 22" LCD TV - Wall Mounted w/ Swing Bracket
- 15 1 325Ltr Heat Pump - mounted externally
- 16 4 Steel Framed Padded Stacker Chair
- 17 4 Small Cork Notice Board 600 x 450h
- 20 4 Steel Framed Stacker Chair
- dp 2 100 x 75mm Downpipe c/w 3 Straps
- fw 4 Floor Waste

Notes

- AS3786 Smoke Alarms installed interconnected to the site wide security system by others
- Ensuite light & exhaust fan with sensor, both switched from one switch.
- Minimum 30/30/30 Fire rating to Structural Members and Ceilings on Lower Floors.
- Separation Walls to be RW50 Sound Rated.
- Units fitted with Heavy Duty Lifters.
- All Welds to be Painted.
- Non-Slip vinyl to wet Areas, Buildings coved throughout.



Registered Professional Engineer
GRAEME C MCJULSTON
 MBE Aust CP Eng 5590 RPEQ4431
 Signature: [Handwritten Signature]
 Date: 20/11/17 Job No 17-873
 STRUCTURAL ENGINEER [Handwritten Initials]

Electrical Legend

- DSB Distribution Switchboard
- POE Point Of Entry
- Light switch
- Two-way light switch
- Isolation Switch
- Stove switch
- 10amp Single GPO
- 10amp Double GPO
- 15amp Single GPO.
- 10amp GPO - IPX5 rated
- 20amp Single GPO
- Data - Draw wire only
- 'F' Type television outlet
- Smoke detector
- 36W Single fluorescent light
- 14W Single fluorescent light (Weatherproof)
- 18W Single Vandalite with Yellow Light Bulb
- Wall mounted Reading Light 13W
- Photo Electric Cell

DESIGN WIND LOAD
Reg. C Cat. 3
 NCC BUILDING CLASS
3

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION
 QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531
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REV	DESCRIPTION	DATE	BY	CHKD

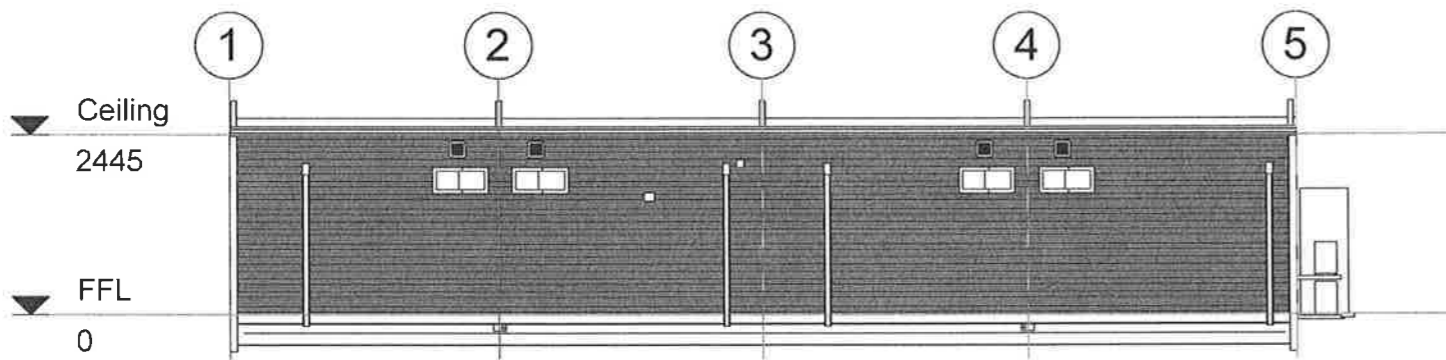
BUILDING SN: 314138792,
 314138782, 314128607,
 314145237, 314128610,
 314138793 & 314145229

ATCO Structures & Logistics
 ATCO STRUCTURES & LOGISTICS PTY. LTD.
 149-151 MAGNESIUM DRIVE, CRESTMEAD, QLD 4132
 P.O. BOX 1171, BROWNS PLAINS BC, QLD 4118
 E-mail: atcosales@atco.com.au
 PHONE: (07) 3412 8600
 FAX: (07) 3893 0175
 AEN: 71 083 902 309

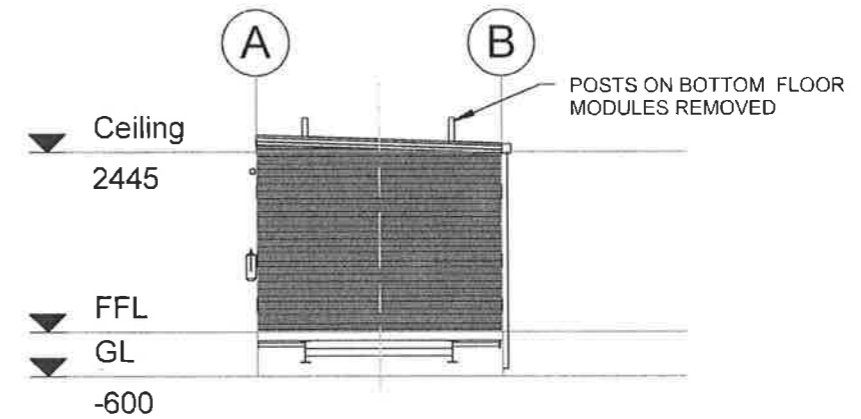
CLIENT: ANCHORAGE WEIPA
 DESCRIPTION: 14.46 x 3.36m VIP ACCOMMODATION
 ADDRESS: 2 TONKIN DRIVE WEIPA QLD 4874 LOT 400 / MPH36451

TITLE	
FLOOR PLAN	
PROJECT No	SCALE AT A3
DRAWING NUMBER	REVISION
160807C-A51	4

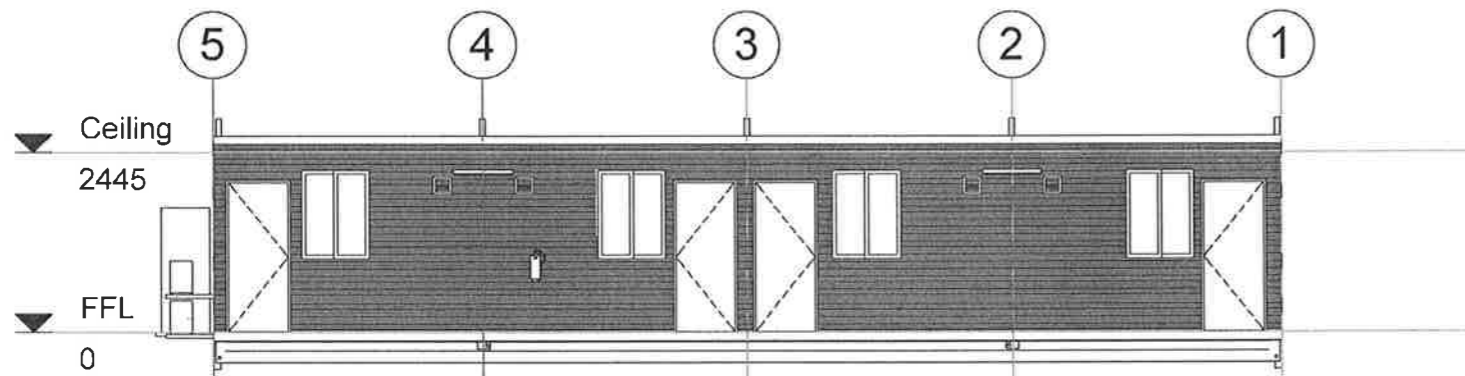
UNCONTROLLED



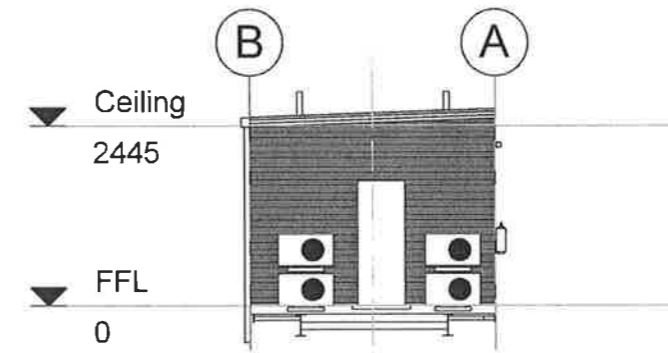
A ELEVATION
A51 1:100



B ELEVATION
A51 1:100



C ELEVATION
A51 1:100



D ELEVATION
A51 1:100

Professional Engineer
THEO C MOULSTON
 Eng 5590 RPEQ4431
 20/11/17 Job No 17-873
 GENERAL ENGINEER Drg2

DESIGN WIND LOAD
 Reg. C Cat. 3
 NCC BUILDING CLASS
 3

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION
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REV	DESCRIPTION	DATE	BY	CHK'D

BUILDING SN: 314138792,
 314138782, 314128607,
 314145237, 314128610,
 314138793 & 314145229

ATCO Structures & Logistics
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 PHONE: (07) 3412 8600
 FAX: (07) 3803 0175
 ABN: 71 063 902 309

CLIENT: ANCHORAGE WEIPA
 DESCRIPTION: 14.46 x 3.36m VIP ACCOMMODATION
 ADDRESS: 2 TONKIN DRIVE
 WEIPA QLD 4874
 LOT 400 / MPH36451

TITLE: ELEVATIONS	
PROJECT No:	SCALE AT A3: 1:100
DRAWING NUMBER: 160807C-A52	REVISION: 4